17-13-0303-C(1) Type 1 Narrative & Plans – 1114-1118 North California Avenue, Chicago, IL

Proposed Zoning: B2-3 Neighborhood Mixed-Use District

Lot Area: 1118 North California Avenue – 3,014 (6,029.8 sq. ft. total)

Proposed Land Use: The Applicant intends to divide the single zoning lot into two (2) separate zoning lots so that the newly created lot at 1118 North California Avenue can be developed with a new four-story, five (5) dwelling unit residential building. The proposed building will measure 42.54 ft. in height and feature three (3) private rooftop decks.. The subject lot is a Transit Served Location and will be supported three (3) off-street surface parking spaces at the rear of that lot. The height and footprint of the existing one-story residential building at 1114 North California Avenue will remain without change. Pursuant to Sec. 17-13-0303-D optional Administrative Adjustment and Variation and pursuant to Sec. 17-13-1003-EE of the Chicago Zoning Ordinance, the Applicant is seeking to reduce the off-street parking requirement for a Transit Served Location from 100% (5 parking spaces) to 60% (3 parking spaces) for the proposed building at 1118 North California Avenue and is seeking all relief necessary, as allowed by the Chicago Zoning Code, for the attached plans.

(A) The Project's Floor Area Ratio:
- a. 1118 North California Avenue: 7,136 square feet (2.37 FAR)

(B) The Project's Density (Minimum Lot Area Per D.U.):
- a. 1118 North California Avenue: 602.8 square feet per D.U. (5 residential units)

(C) *The amount of off-street parking:
- a. 1118 North California Avenue: 3 parking spaces

*The subject property is a designated Transit Served Location (Division Bus Route). Pursuant to Sec. 17-13-1003-EE, the Applicant is seeking to reduce the off-street parking requirement from 100% (five (5) parking spaces) to 60% (three (3) parking spaces) at 1118 North California Avenue.

(D) Setbacks:
- a. 1118 North California Avenue:
  - i. Front Setback: 3.5 feet
  - ii. Side Setbacks:
    - North Side: 0 feet
    - South Side: 3 feet
  - iii. Rear Setback: 30 feet

(E) Building Height:
- a. 1118 North California Avenue: 42.54 feet

Sec. 17-3-0308 Criteria for Transit-Served Locations – Supplemental Narrative Zoning Analysis

1. The subject property is a designated Transit Served Location per Sec. 17-10-0102-B because it is located within approximately 500 linear feet of the Division Avenue CTA Bus Line Corridor roadway segment. The proposed residential building containing five (5) residential units will be supported by three (3) off-street parking spaces. Pursuant to Section 17-13-1003-EE, the Applicant is seeking to permit a reduction in the number of required off-street parking spaces, from five (5) parking spaces to three (3) parking spaces.

2. The proposed building design complies with the main building door and entryway design standards provided by Sec. 17-4-0504. The proposed building will have a front setback of 3 feet from the subject lot's front property line along North California Avenue to align with the footprints of the neighboring buildings on the block. The building's first floor was designed with windows facing the sidewalk located along North California Avenue.

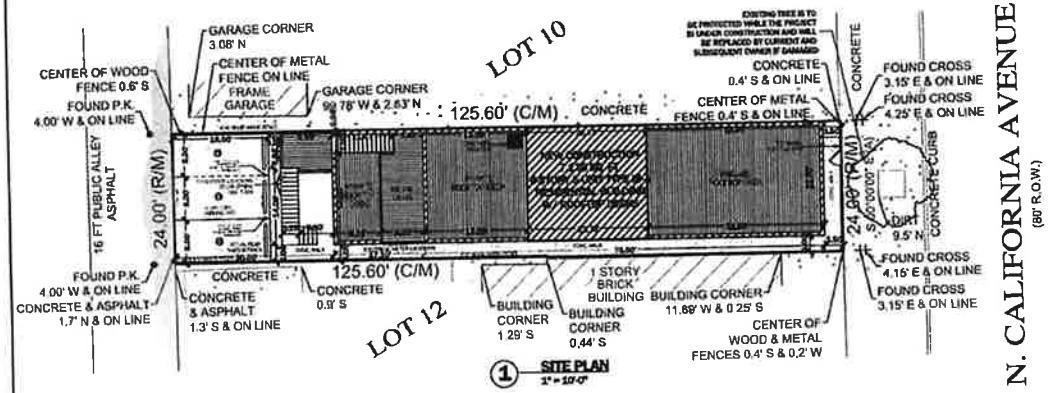
3. The Transit Friendly Development Guide defines 'transit friendly development' as development which is oriented towards and integrated with adjacent transit. The proposed residential building incorporates accessibility and connectivity to mass transit based on its location along the Division CTA bus route. The Applicant believes the development of an underutilized and unimproved lot will improve conditions in the subject area for residents and other commuters traveling in the subject area.

4. The proposed residential building will contain a total of five (5) residential units. The proposed building will be supported by three (3) off-street parking spaces. The Applicant is seeking administrative approval to permit the off-street parking reduction pursuant to the eTOD Ordinance.

5. The Applicant believes the proposed residential building will provide appropriate density in the subject neighborhood. More specifically, the project will improve an unimproved lot with a new multi-unit residential building, which will provide new residential housing to meet multi-unit market demand. Based on the subject property's proximity to a designated CTA bus route (Division CTA Bus Line), the Applicant believes the project provides transit options and otherwise complies with the Travel Demand Study and Management Plan rules promulgated by the Department of Transportation by serving an area in need.

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ERECT NEW 4-STORY 5-UNIT 7,136 SQ. FT. TYPE III- A RESIDENTIAL BLDG. W/ REAR & ROOFTOP DECKS. 3-CAR PARKING PAD.

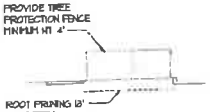


① SITE PLAN
1" = 10'-0"

PROPOSED RESIDENCE
(PARKWAY TREE NOT SHOWN FOR CLARITY)







EXISTING PARKWAY TREE PROTECTION DIAGRAM
N.T.S

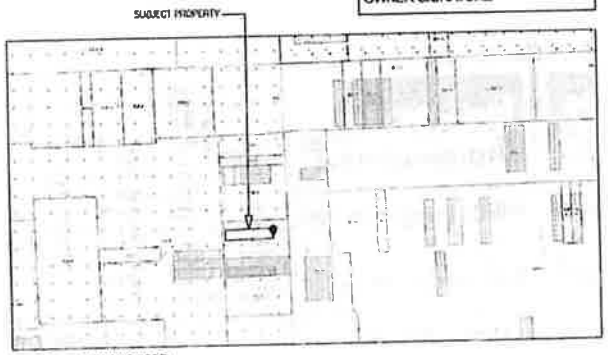
LANDSCAPE CERTIFICATION

THE UNDERSIGNED ACKNOWLEDGES THAT THE LANDSCAPE PLANTING SHOWN ON THE LANDSCAPE PLAN(S) FOR PROPERTY AT 5320 N. INDIANA AVE., CHICAGO, IL 60615 TO THE BEST OF THE UNDERSIGNED APPLICANT'S KNOWLEDGE HAS BEEN DESIGNED AND WILL BE INSTALLED, MAINTAINED, AND REPLACED, AS REQUIRED BY CURRENT AND SUBSEQUENT OWNERS IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 32 OF THE MUNICIPAL CODE, THE LANDSCAPING STANDARDS OF THE CHICAGO ZONING ORDINANCE, AND THE "GUIDE TO THE CHICAGO LANDSCAPE ORDINANCE".

LANDSCAPE PLANTING NOTES

EXISTING PARKWAY ARE TO BE PROTECTED WHILE PROJECT IS UNDER CONSTRUCTION AND WILL BE REPLACED BY CURRENT AND SUBSEQUENT OWNER IF DAMAGED".

OWNER SIGNATURE



② ZONING MAP
N.T.S

ZONING DATA

DATA FOR FEE CALCULATION

CODES AND ORDINANCES

2018 ELECTRICAL CODE

Chicago Building Code and Zoning Ordinance Matrix

RESIDENTIAL DESIGN CRITERIA

STRUCTURAL FRAMING LUMBER

EXTERIOR DECK STRUCTURAL FRAMING LUMBER

ENGINEERED WOOD PRODUCTS

COMMON NOTES

CONTRACTOR - OWNER NOTE

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NEW CONSTRUCTION, 5-UNIT RESIDENTIAL BUILDING

1118 N. CALIFORNIA, LLC

1118 N. CALIFORNIA AVE.
CHICAGO, IL 60612

1"=1'-0"
3/4"=1'-0"
1/2"=1'-0"
3/8"=1'-0"
1/4"=1'-0"
2"=10'-0"

PLAN APPROVAL

DRAWN BY: KEVIN MURRAY
CHECKED BY: MICHAEL PAVLOVCIK

ZONING SET

NOTES

SHEET LEGEND

TAG	#	TITLE
G-1	1	SITE PLAN & ZONING
G-2	2	GENERAL NOTES & LEGENDS
G-3	3	TSL SITE MAP
AP-1	4	PROPOSED 1ST & 2ND FL. ARCH. PLANS
AP-2	5	PROPOSED 3RD & 4TH FL. ARCH. PLANS
AP-3	6	PROPOSED ROOFTOP LEVEL & ROOF PLANS
AE-1	7	PROPOSED BUILDING ELEVATIONS

PRINT DATE 1/21/2020 10:14 AM

G-1 1 7

SITE PLAN & ZONING

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NEW CONSTRUCTION 4-STORY TYPE III-A RESIDENTIAL BUILDING

GENERAL REQUIREMENTS & AGREEMENTS

MATERIALS AND WORKMANSHIP

EXCAVATION / STEMWORK

CONCRETE WORK

EMERGENCY ESCAPE & STAIRS

GENERAL NOTES

DUMPSTERS

ROUGH CARPENTRY

FINISHES - MISC.

ABBREVIATIONS

SHEET TAG LEGEND

ELECTRICAL LEGEND

WALL TYPE LEGEND

ARCH. DEMOLITION PLANS

- EXISTING WALL TO REMAIN
- DEMO FINISH ON 1 SIDE OF WALL
- DEMO FINISH ON BOTH SIDES OF WALL
- DEMO WALL

PROPOSED ARCH. PLANS

- EXISTING WALL TO REMAIN
- NEW FINISH ON 1 SIDE OF WALL
- NEW FINISH ON BOTH SIDES OF WALL
- NEW WALL

MECHANICAL LEGEND

THICKENED SLAB DIAGRAM
NOT TO SCALE

INTERIOR NON RATED PARTITION
NOT TO SCALE

INTERIOR PLUMB. PARTITION
NOT TO SCALE

INTERIOR 1HR-RATED PARTITION (UL-U305)
NOT TO SCALE

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3/8" = 1'-0"
1/4" = 1'-0"
1" = 12'-0"

PLAN APPROVAL

DRAWN BY: KEVIN KOURY

REVIEWED BY: SAMUEL PAVLOWCIK

ZONING SET

NOTES

SHEET LISTING

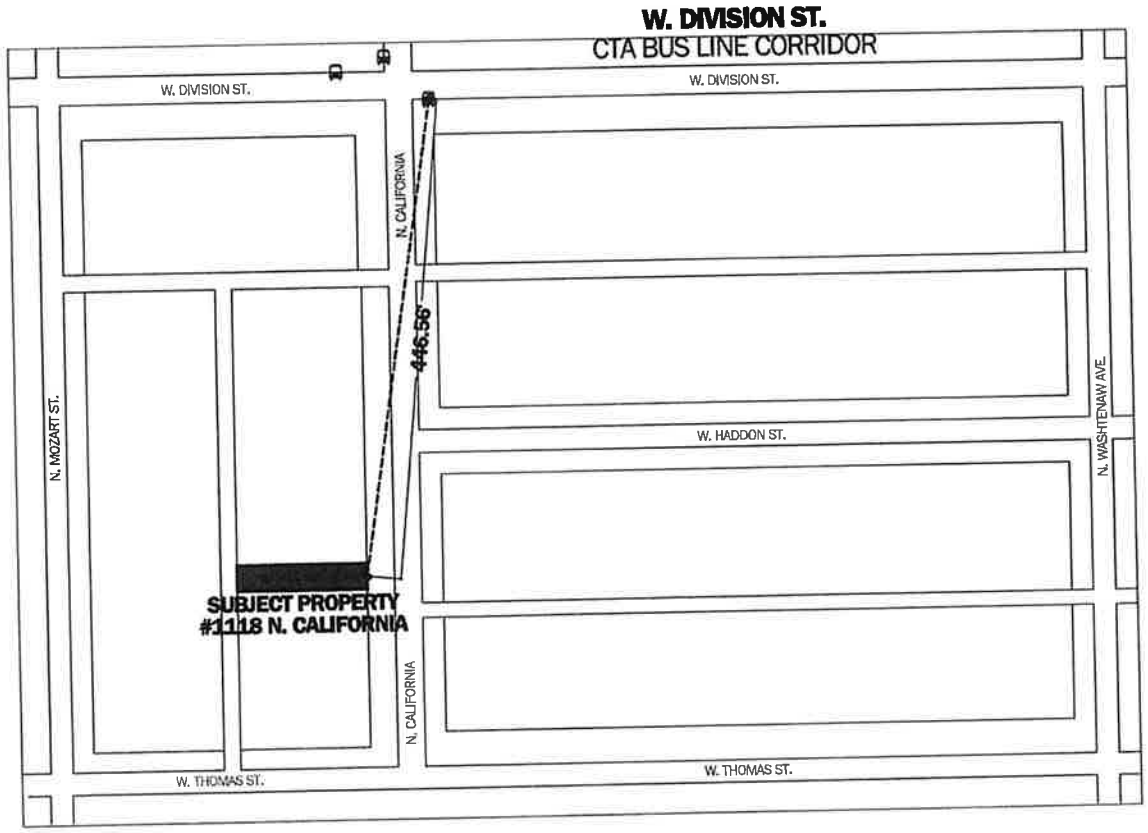
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AP-3	6	PROPOSED ROOFTOP DECK & ROOF PLANS
AE-1	7	PROPOSED BUILDING ELEVATIONS

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SHEET G-2 OF 27

GENERAL NOTES & LEGENDS

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1 TSL SITE MAP
1" = 50'-0"

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NEW CONSTRUCTION, 5-UNIT RESIDENTIAL BUILDING

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1/4"=1'-0"
1"=1'-0"

PLAN APPROVAL

DRAWN BY: KEVIN HOLBY
REVIEWED BY: SAMUEL PAVLOWCIK

ZONING SET

NOTES

SHEET LEGEND

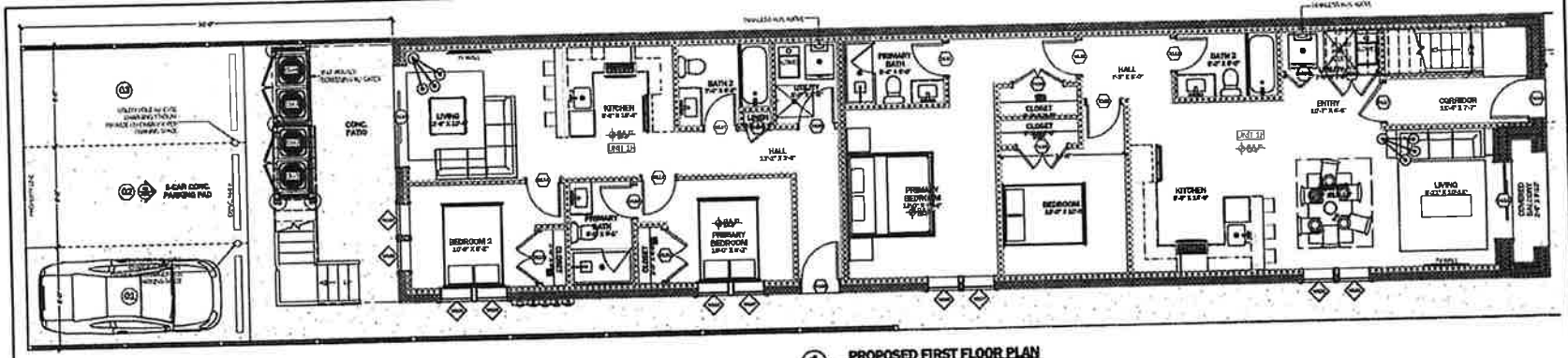
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AP-3	6	PROPOSED ROOTOP DECK & ROOF PLANS
AE-1	7	PROPOSED BUILDING ELEVATIONS

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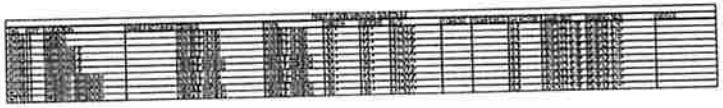
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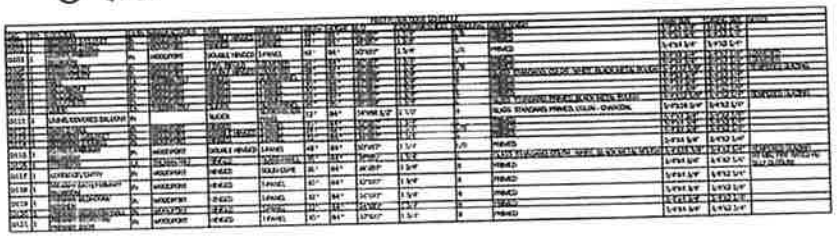
TSL SITE MAP

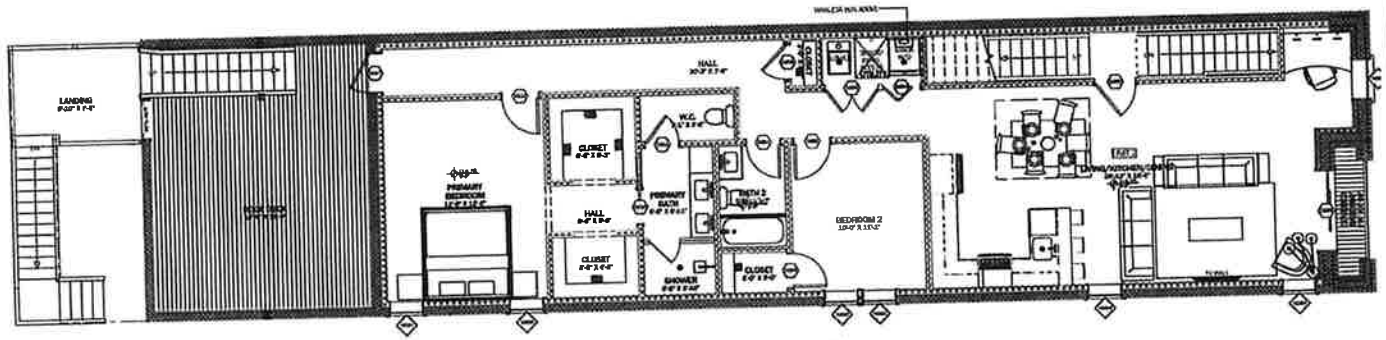
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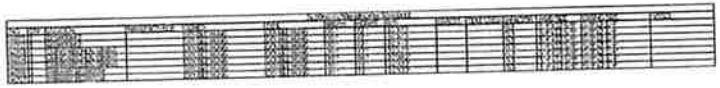
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1/4" = 1'-0"

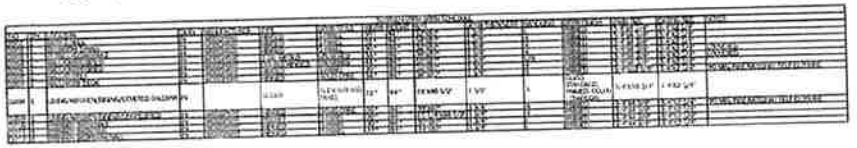






2 PROPOSED SECOND FLOOR PLAN
1/4" = 1'-0"





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3/8" = 1'-0"
1/4" = 1'-0"
1" = 10'-0"

PLAN APPROVAL

ZONING SET

NOTES

SHEET LEGEND

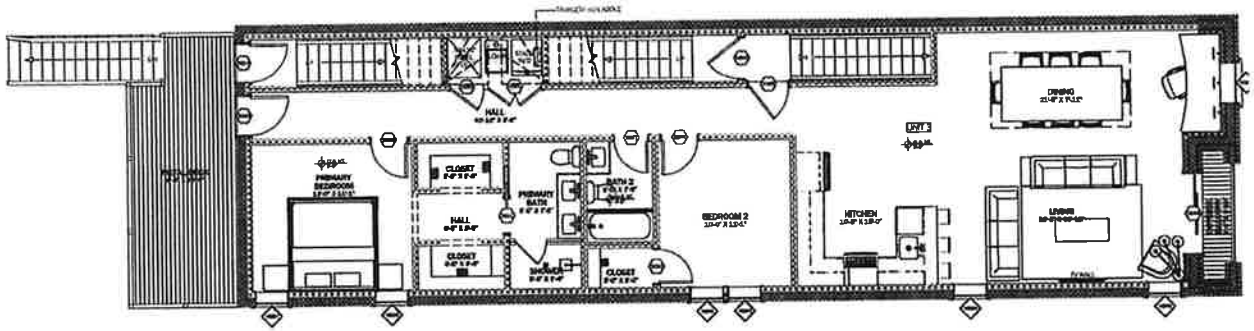
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AP-3	6	PROPOSED ROOFTOP DECK & ROOF PLANS
AE-1	7	PROPOSED BUILDING ELEVATIONS

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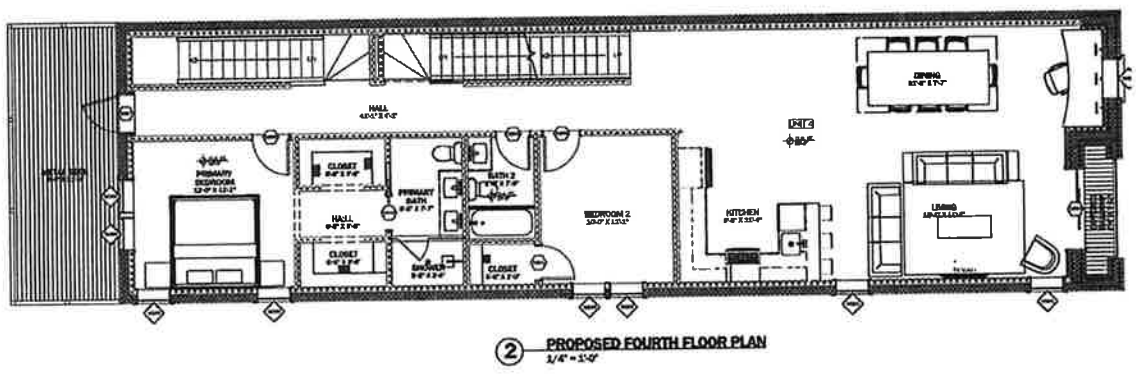
AP-1 4 7

PROPOSED 1ST & 2ND FL. ARCH. PLANS

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1 PROPOSED THIRD FLOOR PLAN
1/4" = 1'-0"



2 PROPOSED FOURTH FLOOR PLAN
1/4" = 1'-0"

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NEW CONSTRUCTION, 5 UNIT RESIDENTIAL BUILDING

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1118 N. CALIFORNIA AVE.
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3/4" = 1'-0"
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3/8" = 1'-0"
1/4" = 1'-0"
1" = 1/2'-0"

PLAN APPROVAL

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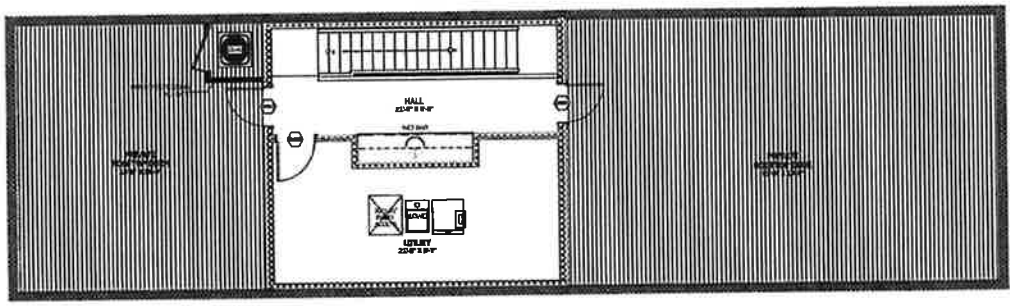
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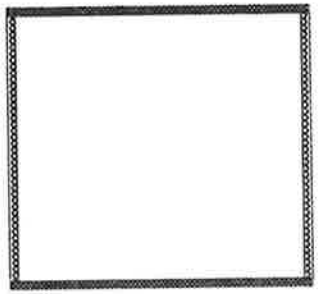
PROPOSED 3RD & 4TH FL. ARCH. PLANS

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② PROPOSED ROOFTOP DECK PLAN
1/4" = 1'-0"



② PROPOSED ROOF PLAN
1/4" = 1'-0"

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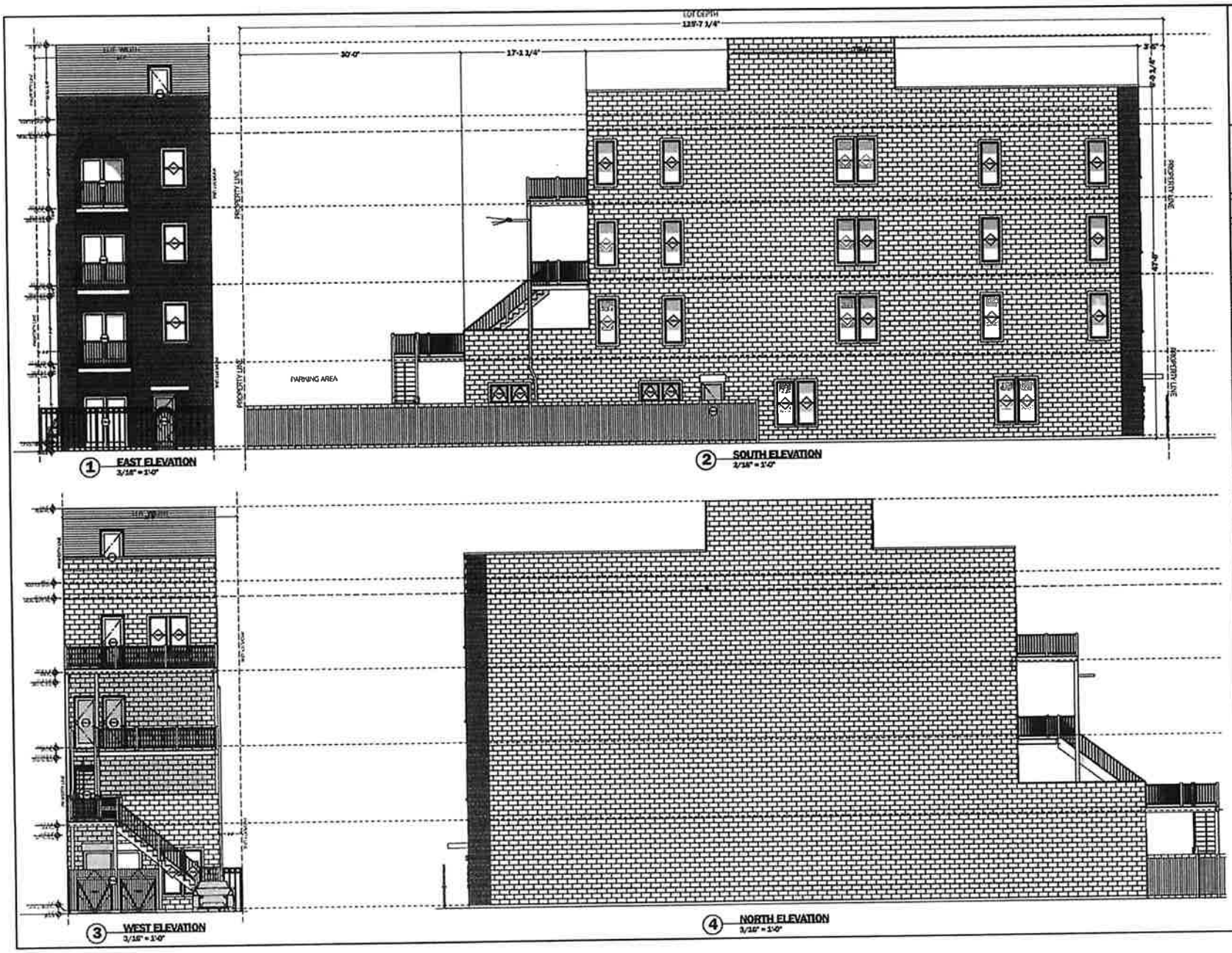
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AP-3	6	PROPOSED ROOTOP DECK & ROOF PLANS
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PRINT DATE: 1/21/2025
1054.00

AP-3 6 7

PROPOSED ROOTOP DECK & ROOF PLANS

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1"=10'-0"

PLAN APPROVAL

DRAWN BY: KEVIN ROSEY
REVIEWED BY: SAMUEL PAVLOVCIK

ZONING SET

NOTES

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AE-1	7	PROPOSED BUILDING ELEVATIONS

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PROPOSED BUILDING ELEVATIONS